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TRANSFER
TAX
PAIDWARRANTY DEED
CORPORATE GRANTOR
003375

LEO F. POULIN CO., a Corporation organized and existing under the laws of the State of Maine and having a place of business at 8 Fuller Street, Winslow, County of Kennebec and State of Maine, for consideration paid, grant to MICHAEL D. ARMITAGE and ERICA L. ARMITAGE of Waterville, County of Kennebec and State of Maine, warranty covenants as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, Maine, more particularly described as follows:

A CERTAIN LOT or parcel of land situate in ~~Waterville~~, County of Kennebec and State of Maine, bounded and described as follows; to wit:

BEGINNING at an iron pin set on the westerly line of Stone Ridge Drive as shown on a Subdivision Plan entitled "Final Subdivision Plan of Stone Ridge" dated July 1986 by K & K Land Surveyors, Inc., and recorded in the Kennebec County Registry of Deeds in File #E-87010, which iron pin also marks the easterly corner of Lot #1 on this Plan; thence N 61° 4' 20" W along the northeasterly line of Lot #1 for a distance of 270.59 feet to an iron pin set in the southeasterly line of land of Richard and Pauline Denis at the northern most corner of Lot #1; thence N 30° 22' 16" E for a distance of 163.35 feet to an iron pin; thence continuing N 31° 50' 58" E along land of Donald Toulouse for a distance of 88.71 feet to an iron pin marking the westerly corner of Lot #3 of the above referred to Plan; thence S 58° 9' 2" E along the southwesterly line of Lot #3 on the above referred to Plan for a distance of 245.20 feet to an iron pin set on the westerly side of Stone Ridge Drive which pin also marks the southern most corner of Lot #3; thence S 24° 50' 57" W along the westerly sideline of Stone Ridge Drive for a distance of 240 feet to an iron pin marking the point of beginning; containing 1.46 acres.

MEANING AND INTENDING to convey Lot #2 on the "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc. dated July 1986 and recorded in the Kennebec County Registry of Deeds in File #E-87010.

BEING all and the same premises acquired by Leo F. Poulin Co. by Warranty Deed from Anthony F. Poulin dated May 20, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3352, Page 256.

THIS CONVEYANCE is made subject to the following restrictions numbered 1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected nearer than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the side lines of said lot.
3. Said lot shall be used for residential purposes only.
4. No more than one residence and the outbuildings thereon, such as a garage, shall occupy said lot or any part thereof.
5. Said lot shall not be subdivided or sold or leased in parcels.
6. No placards or advertising signs shall be erected or maintained on said lot or in any building thereon.
7. No fences, hedges, or construction of any kind other than a dwelling, garage and appurtenances, shall be erected or maintained

nearer than fifty (50) feet from the street property line to interfere with the view of residents on adjoining lots.

8. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lots or in any buildings thereon.

9. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.

10. The grantor herein does not hold itself responsible for enforcing the foregoing restrictions.

In Witness whereof, the said LEO F. POULIN CO. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Anthony F. Poulin, its President thereunto duly authorized, this 27th day of the month of December, 1988.

LEO F. POULIN CO.

By Anthony F. Poulin
Anthony F. Poulin
Its President

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: December 27, 1988

Personally appeared the above named Anthony F. Poulin, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing to be his/her free act and deed in his/her said capacity, and the free act and deed of said Corporation.

Before me, Stephen F. Dubord
Notary Public
(Printed Name:)

SEAL

My Commission expires: _____

Stephen F. Dubord
Attorney At Law
Notary Public
My Commission Expires September 4, 1994

RECEIVED KENNEBEC SS.

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ATTEST: Norman B. Boudreau
REGISTER OF DEEDS